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## Chapter 21.26 – Special Purpose Coastal Zoning Districts (OS, PC, PF, PI, PR, and TS)

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### 21.26.010 – Purposes of Special Purpose Coastal Zoning Districts

The purposes of the individual special purpose coastal zoning districts and the manner in which they are applied are as follows:

- A. **OS (Open Space) Coastal Zoning District.** The OS Coastal Zoning District is intended to:
  - 1. Provide areas to maintain and protect the community's natural open space resources; and
  - 2. Maintain and protect landscaped open space areas located within residential and nonresidential developments, where no further development is allowed.
- B. **PC (Planned Community) Coastal Zoning District.** The PC Coastal Zoning District is intended to provide for areas appropriate for the development of coordinated, comprehensive projects that result in a superior environment; to allow diversification of land uses as they relate to each other in a physical and environmental arrangement while maintaining the spirit and intent of this Implementation Plan; and to include a variety of land uses, consistent with the Coastal Land Use Plan, through the adoption of a development plan and related text that provides land use relationships and associated development standards.
- C. **PF (Public Facilities) Coastal Zoning District.** The PF Coastal Zoning District is intended to provide for areas appropriate for public facilities, including community centers, cultural institutions, government facilities, libraries, public hospitals, public utilities, and public schools.
- D. **PI (Private Institutions) Coastal Zoning District.** The PI Coastal Zoning District is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly),

congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities.

- E. **PR (Parks and Recreation) Coastal Zoning District.** The PR Coastal Zoning District is intended to provide for areas appropriate for land used or proposed for active public or private recreational use. Allowed uses include aquatic facilities, golf courses, marina support facilities, parks (both active and passive), private recreational facilities, tennis clubs and courts, and similar recreational facilities.
- F. **TS (Tidelands and Submerged Lands) Coastal Zoning District.** The TS Coastal Zoning District is intended to protect, maintain, and enhance the natural resources of the tidelands and submerged lands under the jurisdiction of the City of Newport Beach in a manner consistent with the Tidelands Trust.

#### 21.26.020 – OS, PF, PI, PR, and TS Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Table 21.26-1 indicates the uses allowed in the OS, PF, PI, and PR Coastal Zoning Districts. Allowed uses in the TS Coastal Zoning District uses are subject to the Common Law Public Trust, which limits uses to navigation, fishing, commerce, public access, water-oriented recreation, open space and environmental protection (see Section 21.48.085).
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 21.26-1 ALLOWED USES	Special Purpose Coastal Zoning Districts				
	A Allowed				
	— Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	OS	PF	PI	PR	Specific Use Regulations
<b>Recreation, Education, and Public Assembly Uses</b>					
Assembly/Meeting Facilities	—	A	A	A	
Commercial Recreation and Entertainment	—	—	A	A	
Cultural Institutions	—	A	A	A	
<b>Parks and Recreational Facilities</b>					
Active	—	A	A	A	
Passive	A	A	A	A	
Marine and Wildlife Preserves	A	—	—	—	
Schools, Public and Private	—	A	A	—	

TABLE 21.26-1 ALLOWED USES	Special Purpose Coastal Zoning Districts				
	A Allowed				
	— Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	OS	PF	PI	PR	Specific Use Regulations
<b>Care Uses</b>					
Congregate Care Home	—	—	A	—	
Convalescent Facilities	—	—	A	—	
Day Care, General	—	A	A	—	
Emergency Health Facility/Urgent Care	—	—	A	—	
Hospital	—	—	A	—	
Residential Care, Accessory Use Only	—	A	A	—	
<b>Retail Trade Uses</b>					
Alcohol Sales (on-sale), Accessory Only	—	—	A	A	
<b>Service Uses—General</b>					
<b>Eating and Drinking Establishments</b>					
Accessory (open to public)	—	—	A	A	
Emergency Shelters	—	—	A	—	
Governmental Facilities	—	A	—	A	
Marine Services—Boat Storage and Boat Yard, Accessory Only	—	A	A	A	
<b>Transportation, Communications, and Infrastructure</b>					
Parking Facilities, Accessory Only	—	A	A	A	
Heliports and Helistops (1)	—	A	—	—	
Marinas	Chapter 21.32				
Marina Support Facilities	—	A	A	A	
Utilities, Minor	A	A	A	A	
Utilities, Major	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	
<b>Other Uses</b>					
Accessory Structures and Uses	A	A	A	A	
Special Events	Section 21.48.095				
Temporary Uses	Section 21.48.095				

TABLE 21.26-1 ALLOWED USES	Special Purpose Coastal Zoning Districts				
	A Allowed				
	— Not allowed *				
Land Use	OS	PF	PI	PR	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.					
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.</p>					

## 21.26.030 – OS, PF, PI, PR, and TS Coastal Zoning Districts General Development Standards

- A. **PI Coastal Zoning District.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 21.26-2, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).
- B. **Other Special Purpose Coastal Zoning Districts.** Except for the PI and PC Coastal Zoning District, the development standards for all other special purpose coastal zoning districts shall be established during review of the required coastal development permit.

**TABLE 21.26-2  
DEVELOPMENT STANDARDS FOR PUBLIC INSTITUTIONAL ZONING DISTRICT**

Development Feature	PI	Additional Requirements
Lot Area	N/A	
Setbacks	<i>Minimum setbacks shall be established by the applicable coastal development permit. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Floor Area Ratio	<i>As specified on the Coastal Zoning Map.</i>	
Height	<i>See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.</i>	
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 3/12 pitch 31 ft. with sloped roof; 3/12 or greater pitch.	
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 3/12 pitch 37 ft. with sloped roof; 3/12 or greater pitch.	
Fencing	<i>See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).</i>	
Landscaping	<i>See Chapter 21.36 (Landscaping Standards).</i>	
Lighting	<i>See Section 21.30.070 (Outdoor Lighting).</i>	

Development Feature	PI	Additional Requirements
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).	
Parking	See Chapter 21.40 (Off-Street Parking).	
Signs	See Chapter 21.42 (Sign Standards).	
Notes:		
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions).		

## 21.26.045 – Planned Community Coastal Zoning District Land Uses

- A. **Allowed Land Uses.** Tables 21.26-3 through 21.26-8 indicate the uses allowed in the Planned Community Coastal Zoning Districts.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 21.26-3 ALLOWED USES	North Ford (PC-5), Sea Island (PC-21), Westcliff Grove (PC-22), Corona del Mar Homes (PC-29), Villa Point Apartments (PC-30)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-5		PC-21	PC-22	PC-29	PC-30	Specific Use Regulations
	4	4A					
Recreation, Education, and Public Assembly Uses							
Marine and Wildlife Preserves	—	A	—	—	—	—	
Parks and Recreational Facilities							
Active	—	—	—	—	A	—	
Passive	—	A	—	—	A	—	
Residential Uses							
Single-Unit Dwellings—Attached	A	—	A	—	A	A	
Single-Unit Dwellings—Detached	—	—	—	A	A	—	
Two-Unit Dwellings	A	—	A	—	A	A	
Multi-Unit Dwellings	A	—	A	—	—	A	
Home Occupations	A	—	A	A	A	A	
Visitor Accommodations, Residential							
Short Term Lodging	A	—	A	—	—	A	

TABLE 21.26-3 ALLOWED USES	North Ford (PC-5), Sea Island (PC-21), Westcliff Grove (PC-22), Corona del Mar Homes (PC-29), Villa Point Apartments (PC-30)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-5		PC-21	PC-22	PC-29	PC-30	Specific Use Regulations
	4	4A					
Transportation, Communications, and Infrastructure Uses							
Utilities, Minor	A	A	A	A	A	—	
Utilities, Major	A	A	A	A	A	—	
Wireless Telecommunication Facilities	A	A	A	A	A	—	Section 21.30.100
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	—	
Personal Property Sales	A	—	A	A	A	—	
Special Events	Section 21.48.095						
Temporary Uses	Section 21.48.095						
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).							

TABLE 21.26-4 ALLOWED USES	Bayview (PC-32), Castaways Marina (PC-37), and Bayview Landing (PC-39)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-32			PC-37 (1)	PC-39		Specific Use Regulations
	Area 2	Area 4 (1)	Area 6		Area 1	Area 2	
Recreation, Education, and Public Assembly Uses							
Commercial Recreation and Entertainment	—	—	—	—	A	—	
Marine and Wildlife Preserves	—	—	A	A	—	A	
Parks and Recreational Facilities							
Active	—	—	A	A	—	—	
Passive	—	—	A	A	—	A	
Residential Uses							
Single-Unit Dwellings—Attached	A	—	—	—	—	—	
Single-Unit Dwellings—Detached	A	—	—	—	—	—	
Multi-Unit Dwellings	—	—	—	—	A	—	
Home Occupations	A	—	—	—	A	—	
Visitor Accommodations, Residential							
Short-Term Lodging	A	—	—	—	A	—	
Care Uses							
Congregate Care Home	—	—	—	—	A	—	
Convalescent Facilities	—	—	—	—	A	—	
Service Uses—General							
Eating and Drinking Establishments	—	—	—	—	A	—	
Health/Fitness Facilities	—	—	—	—	A	—	
Transportation, Communications, and Infrastructure Uses							
Marinas	—	—	—	A	—	—	Chapter 21.32
Marina Support Facilities	—	—	—	A	—	—	
Utilities, Minor	A	A	A	A	A	A	
Utilities, Major	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	A	

TABLE 21.26-4 ALLOWED USES	Bayview (PC-32), Castaways Marina (PC-37), and Bayview Landing (PC-39)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-32			PC-37 (1)	PC-39		Specific Use Regulations
	Area 2	Area 4 (1)	Area 6		Area 1	Area 2	
Personal Property Sales	A	—	—	—	A	—	
Special Events	Section 21.48.095						
Temporary Uses	Section 21.48.095						
<p>* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Priority shall be given to visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over other commercial uses, except for agriculture and coastal-dependent industry and to coastal-dependent uses over other uses on or near the shoreline. When appropriate, coastal-related developments shall be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>							

TABLE 21.26-5 ALLOWED USES	Corporate Plaza West (PC-40) and Newporter North (PC-41)				
	A Allowed				
	– Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-40	PC-41			Specific Use Regulations
		Area 1	Area 2	Area 3	
Recreation, Education, and Public Assembly Uses					
Assembly/Meeting Facilities	A	—	—	—	
Commercial Recreation and Entertainment	A	—	—	—	
Cultural Institutions	A	A	—	—	
Marine and Wildlife Preserves	—	—	—	A	
Parks and Recreational Facilities					
Passive	—	—	A (3)	—	
Residential Uses					
Single-Unit Dwellings—Attached	—	A	—	—	
Single-Unit Dwellings—Detached	—	A	—	—	
Two-Unit Dwellings	—	A	—	—	
Multi-Unit Dwellings	—	A	—	—	
Accessory Dwelling Units	—	A	—	—	



TABLE 21.26-5 ALLOWED USES	Corporate Plaza West (PC-40) and Newporter North (PC-41)				
	A Allowed				
	– Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-40	PC-41			Specific Use Regulations
		Area 1	Area 2	Area 3	
Home Occupations	—	A	—	—	
Retail Trade Uses					
Retail Sales	A (1)	—	—	—	
Service Uses—Business, Financial, Medical, and Professional					
ATM	A	—	—	—	
Emergency Health Facility/Urgent Care	—	—	—	—	
Financial Institutions and Related Services	A	—	—	—	
Offices—Corporate	A	—	—	—	
Offices—Business	A	—	—	—	
Service Uses—General					
Eating and Drinking Establishments	A	—	—	—	
Nail Salons	A (1)	—	—	—	
Personal Services, General	A (1)	—	—	—	
Postal Services	A (1)	—	—	—	
Printing and Duplicating Services	A (1)	—	—	—	
Transportation, Communications, and Infrastructure Uses					
Parking Facilities	A	—	—	—	
Utilities, Minor	A	A	—	—	
Utilities, Major	A	A	—	—	
Wireless Telecommunication Facilities	A	A	—	—	Section 21.30.100
Other Uses					
Accessory Structures and Uses	A	A	—	—	
Drive-Through Facilities	A (2)	—	—	—	
Personal Property Sales	—	A	—	—	
Special Events	Section 21.48.095				
Temporary Uses	Section 21.48.095				
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).					

TABLE 21.26-5 ALLOWED USES	Corporate Plaza West (PC-40) and Newporter North (PC-41)				
	A Allowed				
	– Not allowed *				
Land Use	PC-40	PC-41			Specific Use Regulations
See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.		Area 1	Area 2	Area 3	
(1) Limited retail sales and services of a convenience nature. (2) Limited to restaurants and drive-up teller units. (3) The Newport North view park is intended to be passive in nature, characterized by low intensity usage such as hiking, bicycling and informal recreation.					

TABLE 21.26-6 ALLOWED USES	San Diego Creek North (PC-42)				
	A Allowed				
	– Not allowed *				
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-42				Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	
Recreation, Education, and Public Assembly Uses					
Marine and Wildlife Preserves	A	A	A	A	
Parks and Recreational Facilities					
Active	—	A	—	A	
Passive	—	A	A	A	
Transportation, Communications, and Infrastructure Uses					
Utilities, Minor	A	A	A	A	
Utilities, Major	—	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	Section 21.30.100
Vehicle Rental, Sale, and Service Uses					
Vehicle/Equipment Rentals	—	—	—	A	
Other Uses					
Accessory Structures and Uses	A	A	A	A	
Special Events	Section 21.48.095				
Temporary Uses	Section 21.48.095				
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).					

TABLE 21.26-7 ALLOWED USES	Upper Castaways (PC-43) and Balboa Bay Club (PC-45)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-43				PC-45		Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	Area 1 (2)	Area 2	
Recreation, Education, and Public Assembly Uses							
Marine and Wildlife Preserves	—	—	A	—			
Parks and Recreational Facilities							
Active	—	—	—	A			
Passive	—	A	—				
Residential Uses							
Single-Unit Dwellings—Attached	A	—	—	—	—	A	
Single-Unit Dwellings—Detached	A	—	—	—	—	A	
Two-Unit Dwellings	A	—	—	—	—	A	
Multi-Unit Dwellings	A	—	—	—	—	A	
Accessory Dwelling Units	A	—	—	—	—	A	
Home Occupations	A	—	—	—	—	A	
Retail Trade Uses							
Retail Sales	—	—	—	—	A	—	
Service Uses—General							
Health/Fitness Facilities	—	—	—	—	A	—	
Visitor Accommodations							
Hotels and Motels	—	—	—	—	A	—	
Transportation, Communications, and Infrastructure Uses							
Marinas	—	—	—	—	A	A	Chapter 21.30C
Marina Support Facilities	—	—	—	—	A	A	
Parking Facilities	—	—	—	—	A	A	
Utilities, Minor	A	A	A	A	A	A	
Utilities, Major	—	A	—	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100
Vehicle Rental, Sale, and Service Uses							

TABLE 21.26-7 ALLOWED USES	Upper Castaways (PC-43) and Balboa Bay Club (PC-45)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-43				PC-45		Specific Use Regulations
	Area 1	Area 2	Area 3	Area 4	Area 1 (2)	Area 2	
Vehicle/Equipment Services							
Automobile Washing/Detailing, full service	—	—	—	—	A (1)	A (1)	
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	A	
Personal Property Sales	A	—	—	—	—	A	
Special Events	Section 21.48.095						
Temporary Uses	Section 21.48.095						
<p>* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Accessory use only.</p> <p>(2) Priority shall be given to visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over other commercial uses, except for agriculture and coastal-dependent industry and to coastal-dependent uses over other uses on or near the shoreline. When appropriate, coastal-related developments shall be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>							

TABLE 21.26-8 ALLOWED USES	Newport Beach Country Club (PC-47), Santa Barbara Residential (PC-54), and Bayside Residential (PC-55)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-47				PC-54	PC-55	Specific Use Regulations
	Golf Course	Golf Clubhouse	Tennis Club	Bungalows & Villas			
Recreation, Education, and Public Assembly Uses							
Assembly/Meeting Facilities	—	A (1)	A (2)	—	—	—	
Commercial Recreation and Entertainment	—	—	—	—	—	—	
Golf Course	A	—	—	—	—	—	
Tennis Courts	—	—	A	—	—	—	
Residential Uses							
Single-Unit Dwellings—Detached	—	—	—	A	—	A	
Multi-Unit Dwellings	—	—	—	—	A	—	

TABLE 21.26-8 ALLOWED USES	Newport Beach Country Club (PC-47), Santa Barbara Residential (PC-54), and Bayside Residential (PC-55)						
	A Allowed						
	– Not allowed *						
Land Use  See Part 7 of this title for land use definitions.  See Chapter 21.12 for unlisted uses.	PC-47				PC-54	PC-55	Specific Use Regulations
	Golf Course	Golf Clubhouse	Tennis Club	Bungalows & Villas			
Home Occupations	—	—	—	—	A	A	
Visitor Accommodations, Residential							
Short-Term Lodging	—	—	—	A	—	—	
Retail Trade Uses							
Retail Sales	—	A (1)	A (2)	—	—	—	
Transportation, Communications, and Infrastructure Uses							
Utilities, Minor	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100
Vehicle Rental, Sale, and Service Uses							
Vehicle/Equipment Services							
Automobile Washing/Detailing, full service	—	A (1)	—	—	—	—	
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	A	
Personal Property Sales	—	—	—	—	A	A	
Special Events	Section 21.48.095						
Temporary Uses	Section 21.48.095						
* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).							
(1) Ancillary to golf clubhouse only.							
(2) Ancillary to the tennis club only.							

## 21.26.055 – Planned Community Coastal Zoning District Development Standards

- A. **Relationship to Other Property Development Regulations.** Property development regulations applicable to residential, commercial, industrial, and mixed-use districts shall also apply to corresponding portions of PC Districts, unless specifically waived or modified by subsections (B) through (P) of this section. Where conflict in provisions occurs, the regulations specified in this chapter or in the development plan(s) approved in compliance with this chapter shall apply.

**B. North Ford Planned Community (PC-5)**

1. Density/Intensity. 300 dwelling units.
2. Setbacks. The following minimum setbacks shall apply to all structures (not to include garden walls or fences) adjacent to streets:
  - a. Setbacks from streets. Said setbacks shall be measured from property line to the ultimate right-of-way line.
    - (1) Jamboree Road/Freeway Ramp: 25 feet.
    - (2) University Drive South: 20 feet.
    - (3) Private Streets and Drives: 5 feet.
    - (4) Collector Streets: 15 feet.

No structures or open parking shall be permitted in setback areas from Jamboree Road, and University Drive South, or in areas that would block sight distance at major street corners and along major street curves, unless otherwise approved by the City Traffic Engineer.

- b. Setbacks – Garages. Garages with direct access to streets or drives may be setback either from 5 to 7 feet average or a minimum average of 20 feet measured from back of curb, or in the event that sidewalks are constructed, from back of sidewalk.
    - c. Setbacks from other property lines and structures.
      - (1) A minimum setback of 5 feet is required from all other property lines.
      - (2) All main residential structures on the same lot shall be a minimum of 8 feet apart. This shall be measured from face of finished wall.
    - d. Setback exceptions. Architectural features, such as not limited to cornices, eaves, and wing walls may extend 2.5 feet into any front, side or rear setback.
3. Lot coverage. The maximum building site area permitted in this PC District shall be full coverage, less required front, side and rear setbacks.
4. Height.
  - a. The maximum height of all buildings shall be 35 feet.
  - b. One architectural tower shall be permitted with a maximum allowable foot print of 25 feet by 25 feet, a maximum allowable height of 55 feet, and shall maintain the following minimum setbacks from the ultimate right-of-way line of surrounding streets:
    - (1) Jamboree Road: 100 feet
    - (2) University Drive South: 100 feet

5. Fencing. Fences shall be limited to maximum height of 8 feet, except within street setback areas where fences, hedges and walls shall be limited to 3 feet. Wing walls, where an extension of a residential or accessory structure is to be constructed, may be 8 feet in height.
6. Landscaping. Project edges adjacent to University Drive South and Jamboree Road shall be enhanced with landscaped berms and undulating walls. Varying building setbacks are also encouraged to create soft project edges. In order to reduce the perception of building mass along perimeter roadways and San Diego Creek, three story building elements shall be setback a minimum of 5 feet and average 15 feet in addition to the required setback. Where three-story buildings do occur, one and two-story elements should be incorporated into the building composition in order to reduce bulk and mass.
7. Parking. A minimum of 1.87 parking spaces shall be provided per unit, including one covered space. In addition, guest parking shall be provided within the development at a minimum rate of 0.5 space per unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20 feet in depth), in a manner acceptable to the City Traffic Engineer.

**C. Sea Island Planned Community (PC-21)**

1. Density/Intensity. 226 dwelling units.
2. Setbacks.
  - a. Setbacks from public streets. A minimum setback of 20 feet shall apply to all structures adjacent to public streets; except that tennis courts, balconies and patios may encroach six 6 feet into the required setback. Setbacks shall be measured from the ultimate right-of-way line.
  - b. Setbacks from Property Lines and Other Structures.
    - (1) The minimum setback excluding fences and walls shall be 5 feet from all property lines.
    - (2) All main residential structures shall be a minimum of 8 feet apart measured from face of finished wall to face of finished wall.
    - (3) Garages, carports, and other uninhabited structures shall be separated from main residential structures a minimum of 8 feet measured from face of finished wall to face of finished wall.
    - (4) Garages, carports, and other uninhabited structures may be attached or separated from one another in accordance with the provisions of the Newport Beach Building Code and Fire Marshall requirements.
    - (5) Direct access garages shall be setback not more than 5 feet or less than 20 feet.

- c. Setback exceptions. Architectural features, limited to cornices or eaves, may extend 2.5 feet into any front, side or rear setback.
- 3. Lot coverage. The maximum site coverage permitted shall be 50 percent of the net site area. For purposes of this ordinance, site coverage shall include all areas under roof but shall not include trellis areas.
- 4. Height. 32 feet for flat roofs and 50 feet for sloped roofs.
- 5. Fencing. Fences and walls shall not exceed 6 feet and such fences and walls are permitted within the required setbacks.
- 6. Parking. A minimum of 2 parking spaces per unit shall be required of which a minimum of one parking space per unit shall be covered. The parking spaces required for any unit and/or any cluster of units shall be located in the immediate vicinity of said units, i.e., within convenient walking distance. Where a fractional figure remains in computations made to determine the number of required off-street parking spaces, said fraction shall be rounded upward to the nearest whole number.

**D. Westcliff Grove Planned Community (PC-22)**

- 1. Lot Area. 5,000 sq. ft. minimum.
- 2. Density/Intensity. 29 dwelling units.
- 3. Setbacks.
  - a. Front. 20 feet.
  - b. Side. 5 feet.
  - c. Rear. 10 feet.
  - d. Setback exceptions. Architectural features, limited to cornices or eaves, may extend 2.5 feet into any front, side or rear setback.
- 4. Lot coverage. 60 percent maximum.
- 5. Height. 24 feet for flat roofs and 28 feet for sloped roofs.
- 6. Fencing. Fences shall be limited to a maximum height of 7 feet, except within the front setback where fences, hedges and walls shall be limited to 3 feet. Wing walls, where an extension of a residential or accessory structure is to be constructed may be 8 feet in height. At street intersections, no such appurtenance shall exceed 3 feet in height above street pavement grade within the triangle bounded by the right-of-way lines and a connecting line drawn between points 30 feet distant from the intersection of the right-of-way lines prolonged.
- 7. Trellis.
  - a. Open trellis and beam construction shall be permitted to attach the garage to the dwelling structure and may also extend from the dwelling to within 3 feet of the side or rear property line. In side setbacks, the maximum height shall be 8 feet.



- b. Trellis areas shall not be considered in calculating lot area coverage; however, trellis areas shall not exceed 25 percent of the remaining open space of a developed lot.
  - c. Trellis and beam construction shall be so designed as to provide a minimum of 50 percent of the total trellis area as open space for the penetration of light and air to the covered area.
8. Parking. 2 per unit in a garage.

**E. Corona del Mar Homes Planned Community (PC-29)**

- 1. Density/Intensity. 12.9 dwelling units per buildable area; 40 dwelling units maximum.
- 2. Setbacks.
  - a. Front. 15 feet on Dahlia; 10 feet on Carnation.
  - b. Side. 3 feet on lots 40 wide or less; 4 feet on lots wider than 40 feet.
  - c. Rear. 2.5 feet.
  - d. Setback exceptions.
    - (1) Eaves may extend 2.5 feet into the required front setback.
    - (2) Two car garages with direct access shall be set back 2 1/2 feet from the 20 foot alley easement.
- 3. Height. 24 feet for flat roofs and 28 feet for sloped roofs.
- 4. Fencing. Fences shall be limited to a maximum height of 6 feet and shall not be allowed above 3 feet in the front setback. No fences or other obstructions shall be permitted in the 2.5 foot rear setbacks adjacent to the alley.
- 5. Trellis.
  - a. Open trellis and beam construction shall be permitted to attach to the garage or the dwelling structure. Trellises in side setback areas may extend from the garage or the dwelling structure to the property line if they are open on three sides. Beams supporting trellises may also be located in side setbacks, but in no case shall trellises or supports extend beyond a property line into side easements. In side setbacks, the maximum height of trellises and supports shall be 9 feet.
  - b. Trellis areas shall not be considered in calculating lot area coverage; trellis areas in the side setback shall not exceed 250 sq. ft.
  - c. Trellis and beam construction shall be so designed as to provide a minimum of 50 percent of the total trellis area as open space for the penetration of light and air to the covered area.

6. Parking. Except for Lots 1 and 2 of Block 531, Corona del Mar which shall provide 2 covered parking spaces for each dwelling unit, a minimum of 3 parking spaces per single unit detached dwelling unit shall be required, of which a minimum of 2 will be covered. The third parking space, when provided, will be considered guest parking. A minimum of 2 parking spaces per single unit attached unit shall be required, at least one of which shall be covered.
7. Use of northeasterly side easements by owners and occupants of lots to the Northeast.
  - a. The northeasterly side yard of any lot shall be used only for a portion of a required guest parking space, a walkway, or for recreational and garden area purposes by the owner or occupant of the lot adjacent to the northeast, herein known as the "User". Such purpose shall include the right of each User to plant vegetation and establish an irrigation system on the side yard easement, and to erect pools and spas subject to first obtaining any required building permits. No building permit shall be issued to the User or the User's agent for construction in northeasterly side yard easements unless evidence is submitted that an agreement between the User and the Owner, to include their successors in interest, has been recorded, which agreement provides for the improvements specified under the building permit. No pool, spa or air conditioning equipment shall be permitted on said side yard easement by the User.
  - b. The northeasterly side yard easement and every part thereof, including the fence enclosing the side yard easement and the drainage system established by the Developer (other than drainage pipes or vents appurtenant to the dwelling unit occupying the lot of which the side yard easement is legally a portion), shall be repaired, replaced and maintained continuously in a neat and orderly condition by the User.
  - c. The legal owner of any side yard shall have the right, at reasonable times, upon reasonable notice and in a reasonable manner, to enter upon the side yard for the purpose of maintaining, repairing or restoring the structural wall of said owner's dwelling unit, the structure of which is a part, the rain gutters and downspouts attached to said dwelling unit and, any fence belonging to said owner which adjoins or abuts the side yard.

**F. Villa Point Apartments Planned Community (PC-30)**

1. Density/Intensity. 1,500 sq. ft. per dwelling unit; 228 dwelling units maximum.
2. Setbacks.
  - a. Setback from streets.
    - (1) East Coast Highway: 20 feet.
    - (2) Backbay Drive: 10 feet.
    - (3) Jamboree Road: 20 feet.
  - b. Interior lot lines with adjoining properties. 5 feet

3. Separation distance. 10 feet minimum distance between detached residential structures on same lot..
4. Height.
  - a. 32 feet.
  - b. One architectural tower shall be permitted with a maximum allowable foot print of 14 feet by 14 feet, a maximum allowable height of 40 feet, and shall maintain the following minimum setbacks from the surrounding streets:
    - (1) East Coast Highway: 200 feet.
    - (2) Jamboree Road: 500 feet.
    - (3) Backbay Drive: 40 feet.
5. Fencing. Fences and walls shall not exceed 8 feet.
6. Parking. 2 spaces per dwelling unit; 1 covered.

**G. Bayview Community (PC-32)**

1. Area 2 (Single-Family Residential).
  - a. Density/Intensity. 2,975 sq. ft. per dwelling unit.
  - b. Setbacks.
    - (1) Front.
      - (a) Where garages face the street, the front yard setback shall be a minimum of 5 feet from back of curb or in the event sidewalks are constructed, minimum of 5 feet from back of sidewalk.
      - (b) Where garages face the alley the front setback shall be a minimum of 8 feet from back of curb or in the event sidewalks are constructed, minimum of 8 from back of sidewalk.
    - (2) Side. 10 feet
    - (3) Rear.
      - (a) 8 feet for garages facing a street
      - (b) 15 feet from centerline of alley for garages facing an alley
    - (4) Setback exceptions. Architectural features, such as but not limited to cornices, eaves, fireplaces, bay windows and wingwalls, may extend 2.5 feet into any front, side or rear setback.
  - c. Separation distance. 10 feet minimum distance between detached residential structures on same lot.

- d. Height. 35 feet.
  - e. Fencing. 8 feet; 3 feet within the front setback.
  - f. Trellis. Open trellis and beam construction, and patio covers where reciprocal side yard easements exist, shall be permitted within feet of a residential structure on adjacent property. Trellis and beam construction and patio covers shall be permitted to extend to within 3 feet of the residential dwelling on the adjacent property if the structure is open on three sides and the total area is 400 square feet or less. Where a corner dwelling exists adjacent to a private street or drive, open trellis and beam construction and patio covers shall be permitted to extend within 3 feet of a property line except in such cases where an intervening wall exists, such structure may not extend beyond said wall. Limited to 9 feet in height.
  - g. Parking. 2 covered spaces per dwelling unit.
2. Area 4 (Hotel Site).
- a. Density/Intensity. 300 room maximum
  - b. Setbacks.
    - (1) Front: 5 feet; 10 fronting a street.
    - (2) Side: 0 feet; 10 fronting a street.
    - (3) Rear: 0 feet; 10 fronting a street.
  - c. Height. 90 feet; an additional 15 feet height extension is permitted only to accommodate and screen rooftop mechanical equipment.
3. Area 6 (Buffer).
- a. Setbacks. 20 feet from all property lines
  - b. Height. 18 feet

**H. Castaways Marina (PC-37)**

- 1. Density/Intensity. 0.3 FAR; 70 slips
- 2. Setbacks. 35 feet from West Coast Highway and Dover Drive
- 3. Height. 26 feet
- 4. Parking. 0.75 spaces per slip

**I. Bayview Landing (PC-39)**

Density/Intensity. 120 senior dwelling units; or 10,000 sq. ft. restaurant, bar or nightclub; or 40,000 sq. ft. health club. In the event senior residential is developed on this site, 30,000 S.F. of retail may be transferred to Fashion Island.

**J. Corporate Plaza West (PC-40)**

1. Density/Intensity. 159,688 sq. ft. maximum
2. Height. 32 feet

**K. Newporter North (PC-41)**

1. Lot Dimensions.
2. Density/Intensity. 212 dwelling units
3. Setbacks.
  - a. Front. 10 feet; garages with direct access shall be setback from 5 to 7 feet average or a minimum average of 20 feet and a minimum of 18 feet.
  - b. Side. 5 feet
  - c. Rear. 10 feet; structures, other than walls and fences, along the public bluff top area shall be setback a minimum distance of 20 feet from property line.
  - d. Coastal bluff setbacks. The property line setback from the edge of a bluff shall be located no closer to the edge of the bluff than the point at which the top of the bluff is intersected by a line drawn from the solid toe of the bluff at an angle of 26.6 degrees to the horizontal. In no case shall a property line be located closer than 40 feet from the edge of a bluff or any eroded area of the bluff unless the area is restored.
  - e. Setback exceptions. Decks and balconies greater than 18 inches above grade may extend into the rear yard setback up to 3 feet.
4. Height. 32 feet
5. Fencing. Fences shall be limited to a maximum height of 8 feet. Wing walls, where an extension of a residential or accessory structure, may be 6 feet in height.
6. Parking. 2 in a garage and 2 guest spaces per dwelling unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20 feet in depth).

**L. Upper Castaways (PC-43) – Area 1**

1. Lot Dimensions.
2. Density/Intensity. 151 dwelling units maximum
3. Setbacks.
  - a. Setbacks from streets. 35 feet from Dover Drive
  - b. Front. 10 feet; garages with direct access shall be setback from 5 to 7 feet average or a minimum average of 20 feet and a minimum of 18 feet.
  - c. Side. 5 feet

- d. Rear. 10 feet; structures, other than walls and fences, along the public bluff top area shall be setback a minimum distance of 20 feet from property line.
  - e. Coastal bluff setback. The property line setback from the edge of a bluff shall be located no closer to the edge of the bluff than the point at which the top of the bluff is intersected by a line drawn from the solid toe of the bluff at an angle of 26.6 degrees to the horizontal. In no case shall a property line be located closer than 40 feet from the edge of a bluff or any eroded area of the bluff unless the area is restored.
  - f. Setback exceptions. Decks and balconies greater than 18 inches above grade may extend into the rear yard setback up to 3 feet.
- 4. Height. 32 feet
  - 5. Fencing. Fences shall be limited to a maximum height of 8 feet. Wing walls, where an extension of a residential or accessory structure, may be 6 feet in height.
  - 6. Parking. 2 in a garage and 2 guest spaces per dwelling unit. Guest parking may be provided on street, in parking bays, or on driveway aprons (minimum 20 feet in depth).

**M. Balboa Bay Club (PC-45)**

- 1. Area 1 (Club Facility).
  - a. Density/Intensity. 157 rooms; 240,000 sq. ft. of floor area
  - b. Setbacks.
    - (1) Front (West Coast Highway). 50 feet for buildings; 5 feet for surface parking
    - (2) Side. 150 feet along the Bayshores property line; landscaping, planters, walls, fencing, trellises, pergolas, parking spaces and driveways shall be allowed within the setback area subject to a 10-foot height limit. Non-habitable architectural features (e.g., trellis, awning, bay window) may encroach up to 5 feet into the side setback.
    - (3) Rear (Bayfront). 10 feet from the U.S. Bulkhead Line.
  - c. Height. 35 feet measured from 11.50 feet MSL. Architectural features in excess of the height limit may be approved by the Planning Commission.
  - d. Fencing.

- (1) Front (West Coast Highway). Fencing shall be predominantly an open design (e.g., wrought iron) so as to maintain public views of the marina and the bay from West Coast Highway.
- (2) Rear (Bayfront). No solid fencing or walls greater than 3 feet in height shall be permitted within the rear setback. Transparent windscreens may extend up to 8 feet above grade.

2. Area 2 (Lodging Facility).

- a. Density/Intensity. 144 dwelling units; 247,402 sq. ft. of floor area
- b. Setbacks.
  - (1) Front (West Coast Highway). 15 feet
  - (2) Side. 15 feet
  - (3) Rear (Bayfront). 10 feet from U.S. Bulkhead Line
- c. Floor Area Limit.
- d. Height. 35 feet
- e. Parking. 1.5 spaces per dwelling unit

N. **Newport Beach Country Club (PC-47)**

1. Golf Club.

- a. Density/Intensity. 18-hole golf course; the maximum allowable gross floor area for a golf clubhouse building shall be 56,000 square feet, exclusive of any enclosed golf cart storage areas ramp and washing area. The greens keeper/maintenance buildings, snack bar, separate golf course restroom facilities, starter shack, and similar ancillary buildings are exempt from this development limit.
- b. Height. 50 feet
- c. Fencing. Golf Course perimeter fencing shall be wrought-iron with a maximum permitted height of 6 feet.
- d. Parking.
  - (1) Golf Course: 8 spaces per hole
  - (2) Golf Clubhouse:
    - (a) Dining, assembly & meeting rooms: 1 per 3 seats or 1 per 35 sq. ft.
    - (b) Administrative Office: 4 per 1,000 sq. ft.
    - (c) Pro Shop: 4 per 1,000 sq. ft.
    - (d) Maintenance Facility: 2 per 1,000 sq. ft.

(e) Health and Fitness Facility: 4 per 1,000 sq. ft.

2. Tennis Club.

- a. Density/Intensity. 7 tennis courts; 3,725 sq. ft. clubhouse
- b. Height. 30 feet for clubhouse
- c. Parking. 28 spaces

3. The Villas.

Density/Intensity. 5 single-family dwelling units

Villa Designation	Villa A TTM Lot #1	Villa B TTM Lot #2	Villa C TTM Lot #3	Villa D TTM Lot #4	Villa E TTM Lot #5
Lot Size	5,000 square feet minimum				
Lot Coverage (Maximum)	70%	65%	55%	40%	55%
Building Height	35 feet				
Building Side Setbacks	3 feet minimum				
Building Front and Rear Setbacks	5 feet minimum				
Enclosed Parking Space for Each Unit	2	2	3	3	2
Open Guest Parking Space for Each Unit	One space - could be located on the private driveway – No overhang to the private street/cul-de-sac is allowed				

4. The Bungalows.

- a. Density/Intensity. The maximum allowable number of the Bungalows shall be 27 short-term guest rental units. The maximum allowable gross floor area for the bungalows shall be 28,300 square feet with a 2,200 square foot concierge and guest center and a 7,500 square-foot spa facility.
- b. Setbacks. 5 feet from any property line.
- c. Height. 31 feet
- d. Parking. 34 parking space

O. **Santa Barbara Residential (PC-54)**

1. Density/Intensity. 79 dwelling units.

2. Setbacks.

- a. Front. 15 feet
- b. Side. 7 feet
- c. Rear. 13 feet.
- d. Parking Structure. 3 feet for each 1 foot or fraction thereof that the parking structure extends above adjoining grade.



3. Floor Area Limit. 1.9 FAR
4. Height. 65 feet
5. Lower-cost Visitor Mitigation Fee. Mitigation fees for the protection, enhancement and provision of lower-cost visitor serving uses at Crystal Cove State Park to off-set the loss of the priority land use in Newport Center were paid in accordance with the terms and conditions of Coastal Development Permit No. 5-07-085.

**P. Bayside Residential (PC-55)**

1. Lot Area. 5,500 sq. ft.
2. Density/Intensity. 17 single-family detached dwelling units.
3. Setbacks. Perimeter Setback Exhibit" dated September 19, 2007.
4. Floor Area Limit. 1.75 x the maximum buildable area and not including maximum 400 sq. ft. attributable to required, enclosed parking.
5. Height. The baseline for measuring height shall be finished grade. The maximum permissible height of any dwelling shall be 28 feet to the mid-point of a sloping roof or to the top of a flat roof. The peak of a sloping roof shall not exceed 33 feet. If a roof-top deck is proposed, the height of any protective railing shall be no higher than 28 feet. The maximum permissible height of any accessory structure shall be 12 feet.
6. Fencing. Fences, hedges and walls shall be limited to 3 feet in height in all front yard setbacks and within rear yard setbacks of the waterfront lots (3-15). Fences, hedges, and walls shall be limited to 6 feet in height in all other rear yards, and side yards, including the perimeter wall at Bayside Drive.

Exceptions:

- a. Hedges along the perimeter wall along Bayside Drive shall be limited to 12 feet in height.
- b. Open-work walls and fences that are 90 percent of the wall plane open (wrought iron in combination with pilaster) up to a maximum of 6 feet in height are permitted at the side property line of each waterfront lot (Lots 3-15) and extending into the rear yard from the setback line to the waterfront property line.
- c. Walls that extend in the same plane as the front (driveway street-side) wall of a dwelling into a required side yard for purposes of enhancing the entrance of an entry courtyard may be up to 12 feet in height.
7. Parking. A minimum of 2 garage parking spaces shall be provided per dwelling. In addition, a minimum of 2 parking spaces (side-by-side, not tandem) shall be provided on the driveway to each garage of each single-family dwelling. A total of

19 curb-side parking spaces shall be provided on the street that provides access to each buildable lot.

#### **21.26.065 – Planned Communities Without Development Plans**

- A. **Lido Peninsula (PC-6).** Land uses and development limits are established by use permits and the policies of the Coastal Land Use Plan.
1. Land Uses. CM development shall occupy thirty (30) percent of the total land area and residential development shall occupy seventy (70) percent of the land area.
  2. Priority of Uses. In CM-designated areas, priority shall be given to visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over other commercial uses, except for agriculture and coastal-dependent industry and to coastal-dependent uses over other uses on or near the shoreline. When appropriate, coastal-related developments shall be accommodated within reasonable proximity to the coastal-dependent uses they support.
  3. Density. One residential dwelling unit is allowed for each 2,900 square feet of lot area.
  4. Intensity. 139,840 square feet of non-residential development.
- B. **Newport Dunes (PC-48).** Land uses and development limits are established pursuant to the Newport Dunes Settlement Agreement.
1. Family Inn. A 275-room “Family Inn”), not exceed 500,000 square feet of gross floor area.
  2. Interim Dry Boat Storage. Up to 450 dry boat storage spaces as an interim use and pending construction of the Family Inn.
  3. Restaurant Uses. Up to 32,000 square feet of net public area of restaurant facilities.
  4. Commercial Uses. Up to 12,000 square feet of gross floor area for commercial, office, storage or retail uses.
  5. RV Spaces and Facilities. A 444-space recreational vehicle park with recreation vehicle support center, including a convenience store, equipment rental facility, a recreation/meeting room, clubhouse, restrooms, showers, laundry facility, storage, swimming pool, and maintenance facility. The recreational vehicle park spaces may be used to provide campground areas and alternative recreational vehicles as a means of providing alternative and lower cost overnight accommodations.
  6. Boat Slips/Marina. A 430-boat slip marina.
  7. Marina Clubhouse and Storage. Up to 9,600 square feet of floor area for a marina clubhouse and for storage facilities.

8. Caretaker Residences. One caretaker residence for the restaurant uses and one caretaker residence for the recreational vehicle park.
  9. Temporary Enclosure. One temporary enclosure for specified events.
- C. **Other Planned Communities.** The approved site plan serves as the Planned Community Development Plan for Bayside Village Mobile Home Park (PC-1), Park Newport (PC- 07), Bayside Village Boat Launch and Storage (PC-09), Promontory Point (PC-12), Newport Crest (PC-14), Newport Terrace (PC-16), Emerald Village (PC-36), Upper Newport Bay Regional Park (PC-44), Armstrong Garden (PC-47), and Marina Park (PC-51). Land uses and development shall be in substantial conformance with the approved site plan.

#### **21.26.075 – Newport Banning Ranch**

Newport Banning Ranch (PC-25) is located within the Banning Ranch deferred certification area established by the Coastal Land Use Plan. The provisions of the PC development plan are not a component of this Implementation Plan.